

1022A

In Consideration of.....Twenty-Eight Hundred and no/100.....Dollars

also known as Joseph F. Emery Jr.
J.F. EMERY, Jr., and MARGARET EMERY, his wife 1022A

Do..... Hereby Grant to.....the City of Riverside, a Municipal Corporation,
.....for street purposes for the widening of Pepper Street between
.....Seventh and Eighth Streets.....

all that Real Property situate in the.....City of Riverside.....

County of.....Riverside....., State of California, described as follows:

A portion of Lot 1 in Block 18 of Rubidoux Heights, as shown by map recorded in Book 6 of Maps, at page 22, Records of Riverside County, California, more particularly described as follows:
Commencing at the Southeasterly corner of said Lot 1, Block 18, said point being on the Westerly line of Pepper Street and the point of beginning of the parcel of land to be described; thence Northerly along the Westerly line of Pepper Street to the Southerly line of Seventh Street; thence Westerly along the Southerly line of Seventh Street to the Westerly line of said Lot 1, Block 18; thence Southerly along the Westerly line of said Lot 1, Block 18, a distance of 0.07 feet to a point; thence Southeasterly along the arc of a curve, concave to the southwest with a radius of 80' through an angle of 80°47'10", a distance of 112.80 feet to a point; thence on a line, tangent to the last described curve, bearing South 20°26'20" West to the southerly line of said Lot 1, Block 18; thence Easterly along the Southerly line of said Lot 1, Block 18, 8.22 feet to the point of beginning.

OK. For Description
R.E. Brown, City Eng'r.
By R.E.B.

Posted On Index Sheet
R.E.B.

The above instrument approved
as to form.
[Signature]
CITY ATTORNEY, OF THE
CITY OF RIVERSIDE, CALIF.

WITNESS.....our.....hand.s. this.....16th.....day of.....March....., 193.2.....

[Signature]
Margaret Emery

STATE OF CALIFORNIA,

County of Riverside

SS.

On this 16th day of March in the year one thousand nine hundred

thirty two, before me, Chas. E. Johnson

a Notary Public in and for said County and State, personally appeared

J.F. Emery, Jr., and Margaret Emery, his wife

known to me to be the person s described in and whose name s are subscribed to the within instrument, and acknowledged that the y executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

18445T

Chas. E. Johnson
Notary Public in and for said County and State.

Grant Deed

INDIVIDUAL

J.F. Emery et ux
TO

City of Riverside
a municipal corporation

Dated 193

Excess 15625
Order No.

When recorded, please mail this instrument to

California

Street

RIVERSIDE TITLE COMPANY
This Legal Blank Is Furnished Free of Charge to Those Doing Business With
Security Title Insurance and Guarantee Company
as a part of **SECURITY SERVICE**

Full and Complete TITLE and
ESCROW Service Furnished
at the Following Offices:

LOS ANGELES
530 W. Sixth Street
FRESNO
1136 Fulton Street
MADERA
129 South "D" Street
MERCED
552 17th Street
MODESTO
1013 "I" Street
RIVERSIDE
Eighth and Orange
SAN BERNARDINO
480 Court Street
SANTA ANA
313 N. Broadway
EL CENTRO
678 Main Street
SAN LUIS OBISPO
1119 Chorro Street
SANTA BARBARA
1014 State Street
STOCKTON
80 North San Joaquin Street
VISALIA
Locust and Acequia Streets
HANFORD
207 West Seventh Street
BAKERSFIELD
1704 Chester Ave.
JACKSON
Amador County
SAN ANDREAS
Calaveras County
VENTURA
471 E. Main Street
SONOMA
Tulumb County

This Record Is Not to Be

Security Title Insurance
and
Guarantee Company

CALIFORNIA

1022A

625

All this instrument to

California

Street

COMPANY
Furnished Free of
Business With
PUMP
PROPERTY SERVICE

THE TITLE and
vice Furnished
ing Offices:

CELES
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SNO
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ERA
"D" Street

ICED
a Street
ESTO
Street

RSIDE
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RNARDINO
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TA ANA
Broadway
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BARBARA
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OCKTON
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ISALIA
Acquia Streets
NFOOD
Seventh Street

ERSFIELD
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OKSON
for County

ANDREAS
ras County
INTURA
Main Street

ONORA
one County
Is Not For Sale

RESOLUTION NO. 1886 (NEW SERIES)

RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE,
CALIFORNIA, ACCEPTING A DEED.

RESOLVED; by the Council of the City of Riverside, California,
that deed dated March 16, 1932, executed by J. F. EMERY, JR., and MARGARET
EMERY, his wife, to the CITY OF RIVERSIDE, a municipal corporation, of the
County of Riverside, State of California, for the following described pre-
mises situated in the City of Riverside, County of Riverside, State of
California, and more particularly described as follows, to-wit:

A portion of Lot 1 in Block 18 of Rubidoux Heights, as shown
by map recorded in Book 6 of Maps, at page 22, Records of Riverside County,
California, more particularly described as follows:

Commencing at the Southeasterly corner of said Lot 1, Block 18,
said point being on the Westerly line of Pepper Street and the point of
beginning of the parcel of land to be described; thence Northerly along
the Westerly line of Pepper Street to the Southerly line of Seventh Street;
thence Westerly along the Southerly line of Seventh Street to the Westerly
line of said Lot 1, Block 18; thence Southerly along the Westerly line of
said Lot 1, Block 18, a distance of 0.07 feet to a point; thence South-
easterly along the arc of a curve, concave to the southwest with a radius
of 80' through an angle of 80°47'10", a distance of 112.80 feet to a point;
thence on a line tangent to the last described curve, bearing South 20°26'
20" West to the southerly line of said Lot 1, Block 18; thence Easterly
along the Southerly line of said Lot 1, Block 18, 8.22 feet to the point
of beginning,

said property being for street purposes for the widening of Pepper Street,
between Seventh and Eighth Streets, be, and the same is hereby, accepted;
and

BE IT FURTHER RESOLVED; that a copy of this resolution be attached
to said deed and that the same be recorded in the office of the County Re-
corder of Riverside County, California, and thereafter filed in the office
of the City Engineer of said City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting City
Clerk of the City of Riverside, California, hereby certify that the fore-
going resolution was duly and regularly introduced and adopted by the Coun-
cil of said City at its meeting held on the 22nd day of March, 1932, by the
following vote:

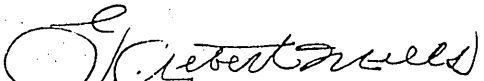
Ayes: Councilmen Redman, Backstrand, Taylor, Pearse, Wells and
Lohrli.

Noes: None.

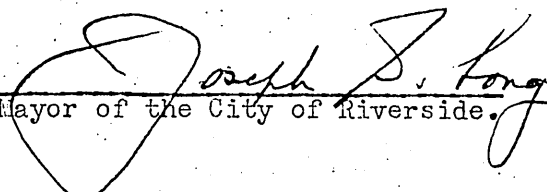
1022A

Absent: None.

Not Voting: Councilman Lindsley.


City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 22nd day of March,
1932.


Mayor of the City of Riverside.

DEED

Book 6

J. F. EMERY, JR., ET UX

to

CITY OF RIVERSIDE

Portion of Lot 1, Block 18, Rubidoux Heights

COMPATRIOT

W. H. 1903

RECORDED FOR RECORD

MAR 25 1932

1510-101 2600-101

REQUEST OF

RIVERSIDE TITLE COMPANY

Record in Book No. 70

City of Riverside, 1901-1924

City of Riverside County

Records

Recorder

Fee \$ 10.00

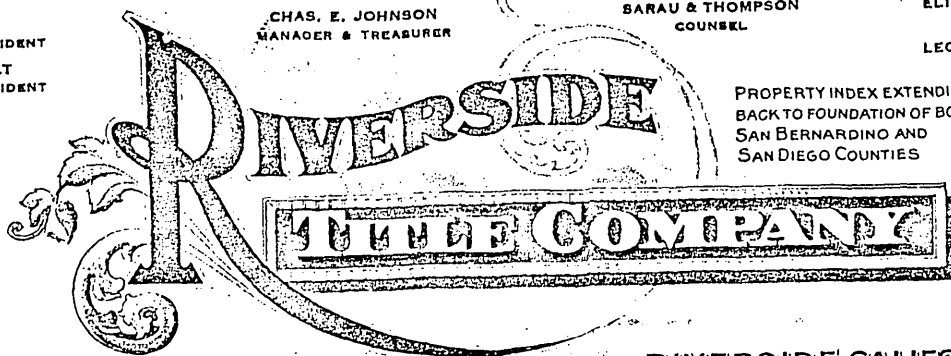
1022A
RIVERSIDE TITLE COMPANY
City of Riverside

J. W. COVERT
PRESIDENT
EMERSON L. HOLT
VICE-PRESIDENT

CHAS. E. JOHNSON
MANAGER & TREASURER

SARAU & THOMPSON
COUNSEL

ELIZABETH S. RAINER
SECRETARY
LEONARD WHITE
ESCROW OFFICER



940 MAIN STREET

RIVERSIDE, CALIFORNIA

AND
TITLE INSURANCE AND TRUST COMPANY
LOS ANGELES, CALIFORNIA

WILLIAM H. ALLEN, JR.
PRESIDENT
STUART O'MELVENY
FIRST VICE-PRESIDENT
O. P. CLARK
SECRETARY

CAPITAL AND SURPLUS
OVER
\$11,000,000.00

No. 75044

29/50

**UNLIMITED CERTIFICATE
AND
GUARANTEE OF TITLE**

Issued for the benefit and protection of

City of Riverside

After careful examination of the official records of the counties of San Bernardino and Riverside, State of California, in relation to the record title to that certain real property hereinafter described, the

RIVERSIDE TITLE COMPANY

a Corporation having its principal place of business in the City of Riverside, State of California
(herein called the Abstract Company)

hereby **Certifies** and the

TITLE INSURANCE AND TRUST COMPANY

a Corporation of Los Angeles, California, (herein called the Insurance Company)

hereby **Guarantees** in a sum not exceeding \$2800.00 that the said title, as appears from said records, is vested in

CITY OF RIVERSIDE,

a Municipal Corporation.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1932-33,
payable November 1, 1932.

Except, 2nd:-

Buena Vista Improvement Assessment dated April 21, 1931

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#75044-2

payable in connection with County and Municipal Taxes over a period of five years from date thereof. .

Except, 3rd:-

A Right of Way reserved to the Riverside Water Company and its successors and assigns for the construction and maintenance and repair of canals and ditches and other conduits of water that may be required of said Company, also the right of way over and through any of the lands bordering Spring Brook for the purpose of developing the water of said Brook, for pumping works and other machinery for elevating said water for domestic use, irrigation and other purposes.

Except, 4th:-

Covenants running with the land, with reversion in case of violation thereof, to Robert Lee Bettner and Lucy Elise Bettner, their heirs and assigns, that said premises shall not be used for any purpose other than for dwellings; that any dwelling erected thereon shall cost not less than \$3500.00; that not more than two dwellings shall be erected on said Lot; and that no part of any building shall be located less than 40 feet from the front line of said Lot; said Covenants and Conditions are contained in Book 220 page 31, Book 226 page 142 of Deeds, and in Book 7 page 135 of Miscellaneous Records of Riverside County, California, to which instruments reference is hereby made.

The Deed from Robert J. Lutz and wife to J. F. Emery, Jr. contains the condition that no dwelling shall be erected on said premises, that shall cost less than \$4500.00.

- : D E S C R I P T I O N : -

In the City of Riverside, County of Riverside, State of California, and described as follows:-

All that portion of Lot 1 in Block 18 of Rubidoux Heights, as shown by Map on file in Book 6 page 22 of Maps, records of Riverside County, California, particularly described as follows:-

Beginning at the Southeasterly corner of said Lot 1,

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Block 18, said point being on the Westerly line of Pepper Street;

Thence Northerly along the Westerly line of Pepper Street to the Southerly line of Seventh Street;

Thence Westerly along the Southerly line of Seventh Street to the Westerly line of said Lot 1;

Thence Southerly along the Westerly line of said Lot 1, 0.07 of a foot;

Thence Southeasterly along the arc of a curve concave to the Southwest with a radius of 80 feet, through an angle of $80^{\circ} 47' 10''$ a distance of 112.80 feet;

Thence on a line tangent to the last described curve bearing South $20^{\circ} 26' 20''$ West to the Southerly line of said Lot 1;

Thence Easterly along the Southerly line of said Lot 1, 8.22 feet to the point of beginning.

#75044-4

This Certificate and Guarantee are issued upon the following conditions and stipulations:

1. No provision or condition thereof can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Abstract Company and of the Insurance Company.
2. The liability of the Abstract Company and of the Insurance Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and the corporations for whose benefit and protection this Certificate and Guarantee are issued, as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to, and shall have, all the protection, rights and remedies secured to the original owner hereof by the issuance of this Certificate and Guarantee.
3. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.
4. This Certificate and Guarantee do not include examination of or report on:
 - a. Adverse claims or rights not shown by such official records.
 - b. Reservations in federal or state patents, existing roads, water rights, water locations, mining claims, records of any local district or city in said county or matters affecting title resulting therefrom.
 - c. Taxes or assessments levied by any such district or city, if the land herein described lies within the boundaries of any such district or city other than the city of Riverside.
 - d. Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
 - e. The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
 - f. Action by any government or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described or any building thereon.
 - g. The official records of the counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

IN TESTIMONY WHEREOF, The ABSTRACT COMPANY has caused this Certificate to be signed by its

President and attested by its Assistant Secretary, under its corporate seal, and countersigned by its Manager and the INSURANCE COMPANY has caused this Guarantee to be signed by its President and attested by its Assistant Secretary, under its corporate seal this 25th day of March 1932 at 2:15 o'clock P. M.

RIVERSIDE TITLE COMPANY

By [Signature] President

Attest: Bulah M. Vaughn Assistant Secretary

Countersigned Charles E. Johnson Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Albaugh President

Attest: Charles E. Johnson Assistant Secretary

1022A

NUMBER
75044

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

Por. of Block 18 of
Rubidoux Heights.

City of Riverside,
a Municipal Corporation
(Widening of Pepper Street

March 1932
GUARANTEED

BY

TITLE INSURANCE
AND
TRUST COMPANY
LOS ANGELES, CAL.

Capital and Surplus,
OVER
\$10,000,000

940 MAIN STREET

RIVERSIDE,
CAL.

CHAS. E. JOHNSON,
MANAGER.

